

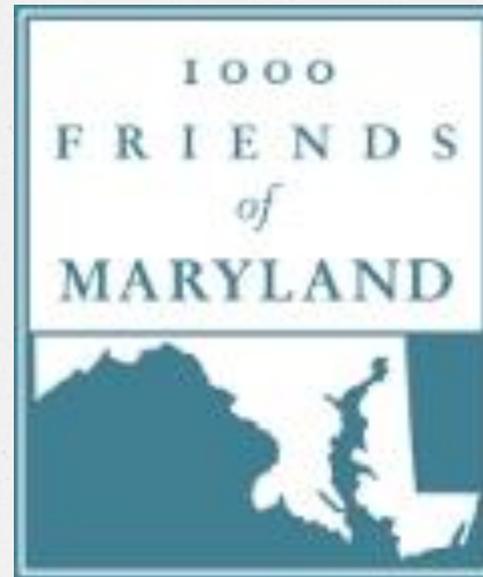
The background of the slide is a collage of various US dollar bills, including \$100, \$20, and \$50 denominations, scattered across the frame. A white rectangular area is pinned to the top corners with two silver pushpins.

# Comprehensive Plans: **SCARY**

but important to engage  
unless you have  
*all the \$\$\$ in the world.*

Dru Schmidt-Perkins  
President

Kimberly Brandt  
Local Policy  
Director

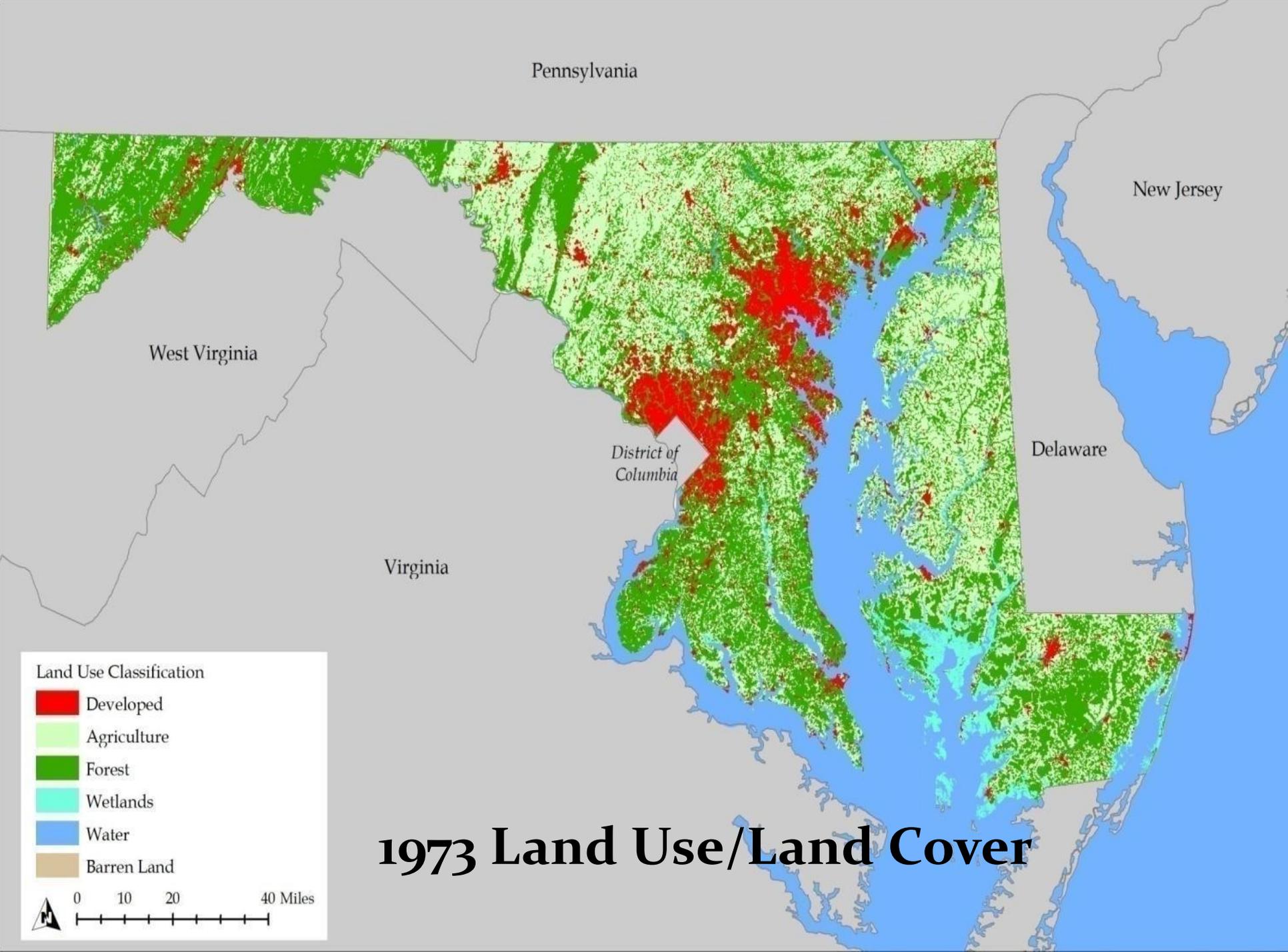


The background of the slide is a collage of various US dollar bills, including \$100, \$20, and \$50 bills, arranged in a slightly overlapping and angled manner. Two white pushpins are visible at the top corners of the white text box, suggesting the slide is pinned to a surface.

# Growth in Maryland

## 1973 - 2010

- Developed lands increased by 154%
- The population grew by 39%
- More than **1 million acres** of forest and agricultural land were lost to development



Pennsylvania

New Jersey

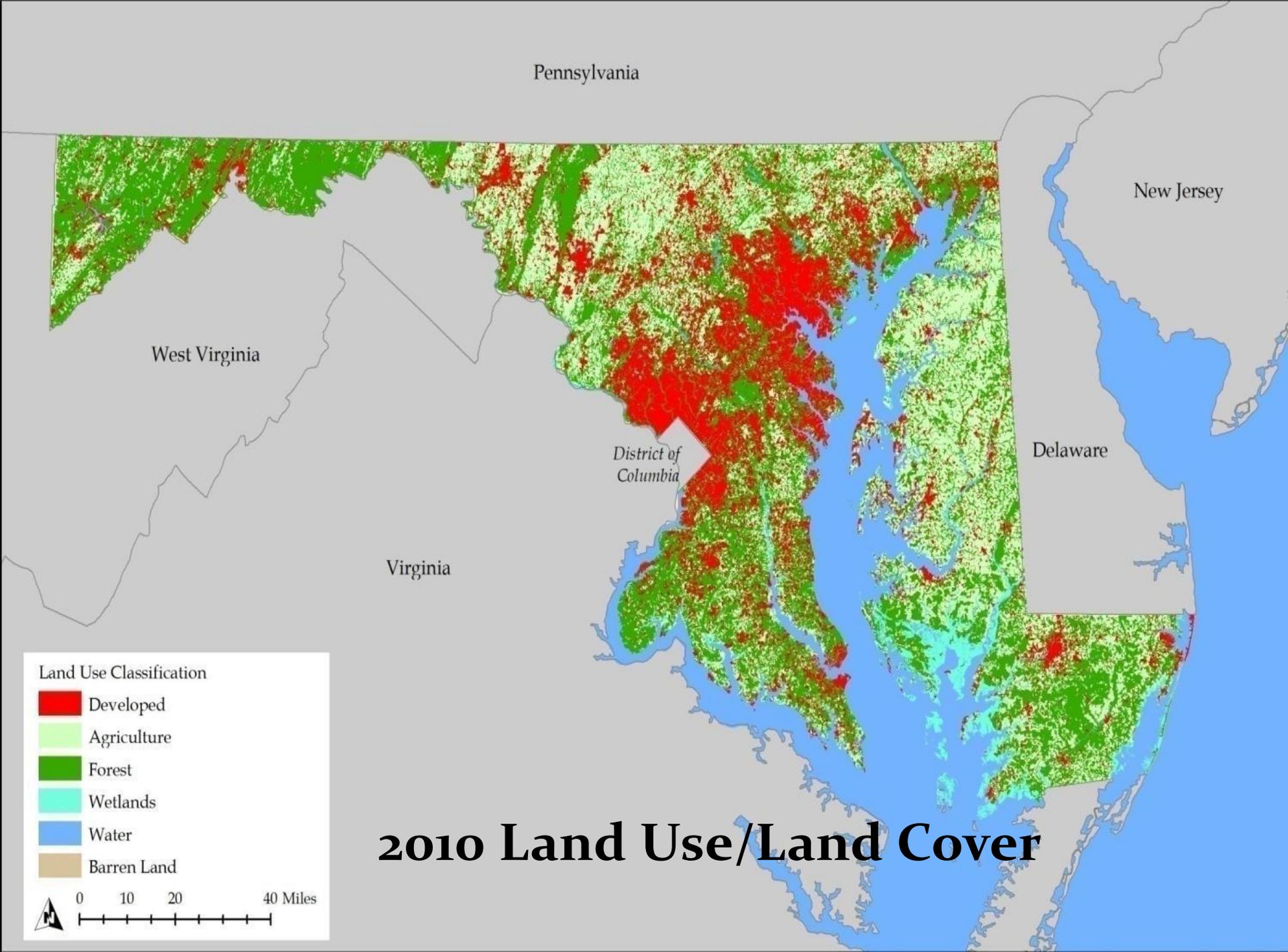
West Virginia

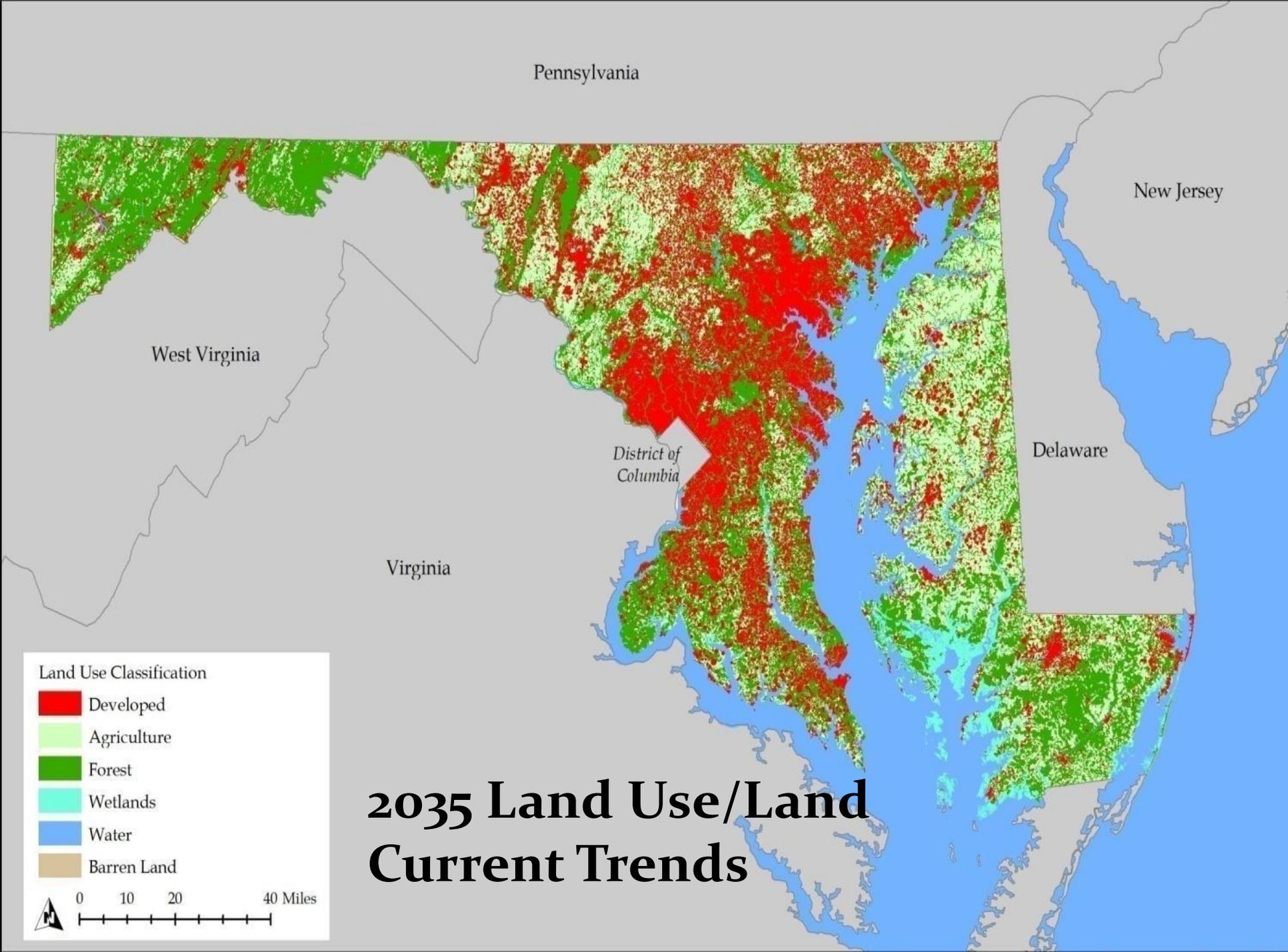
District of Columbia

Delaware

Virginia

1973 Land Use/Land Cover





Pennsylvania

New Jersey

West Virginia

District of Columbia

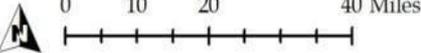
Delaware

Virginia

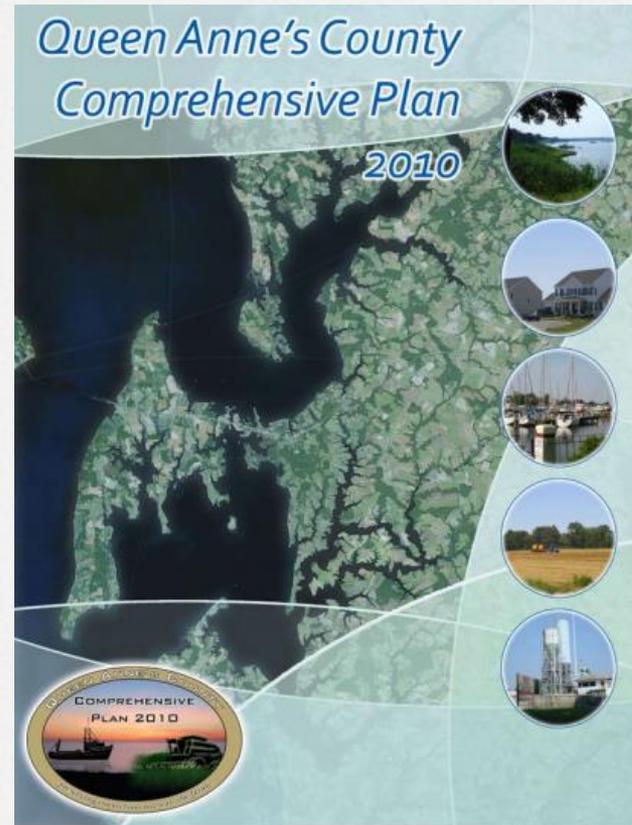
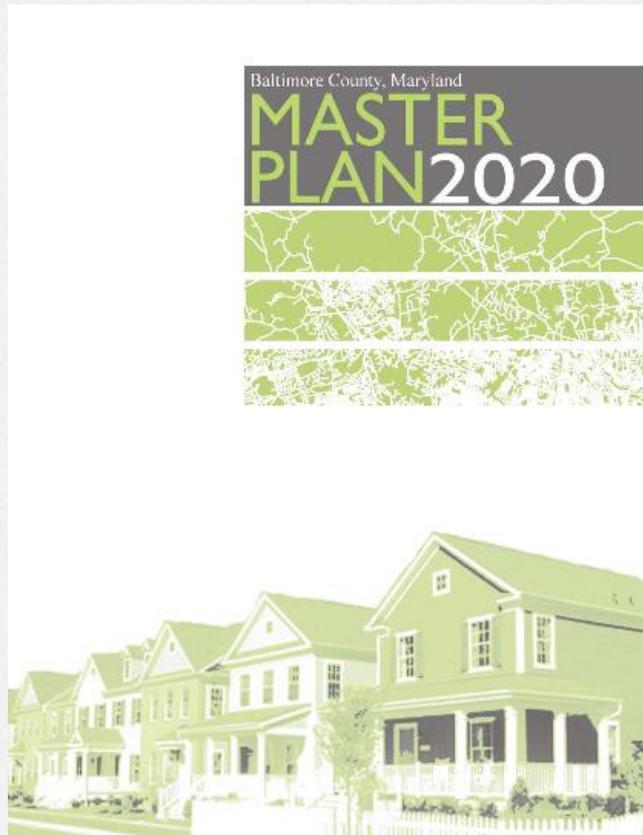
# 2035 Land Use/Land Current Trends

Land Use Classification

- Developed
- Agriculture
- Forest
- Wetlands
- Water
- Barren Land



# The Comp Plan



# The Comp Plan Identifies

- Where development goes
- Where development does NOT go
- The type of development



What should your county's  
comprehensive plan do?



Protect wetlands, forests, natural shorelines, and groundwater recharge areas



# Support conservation of agricultural land



Reduce the threat of development to  
natural and cultural resources



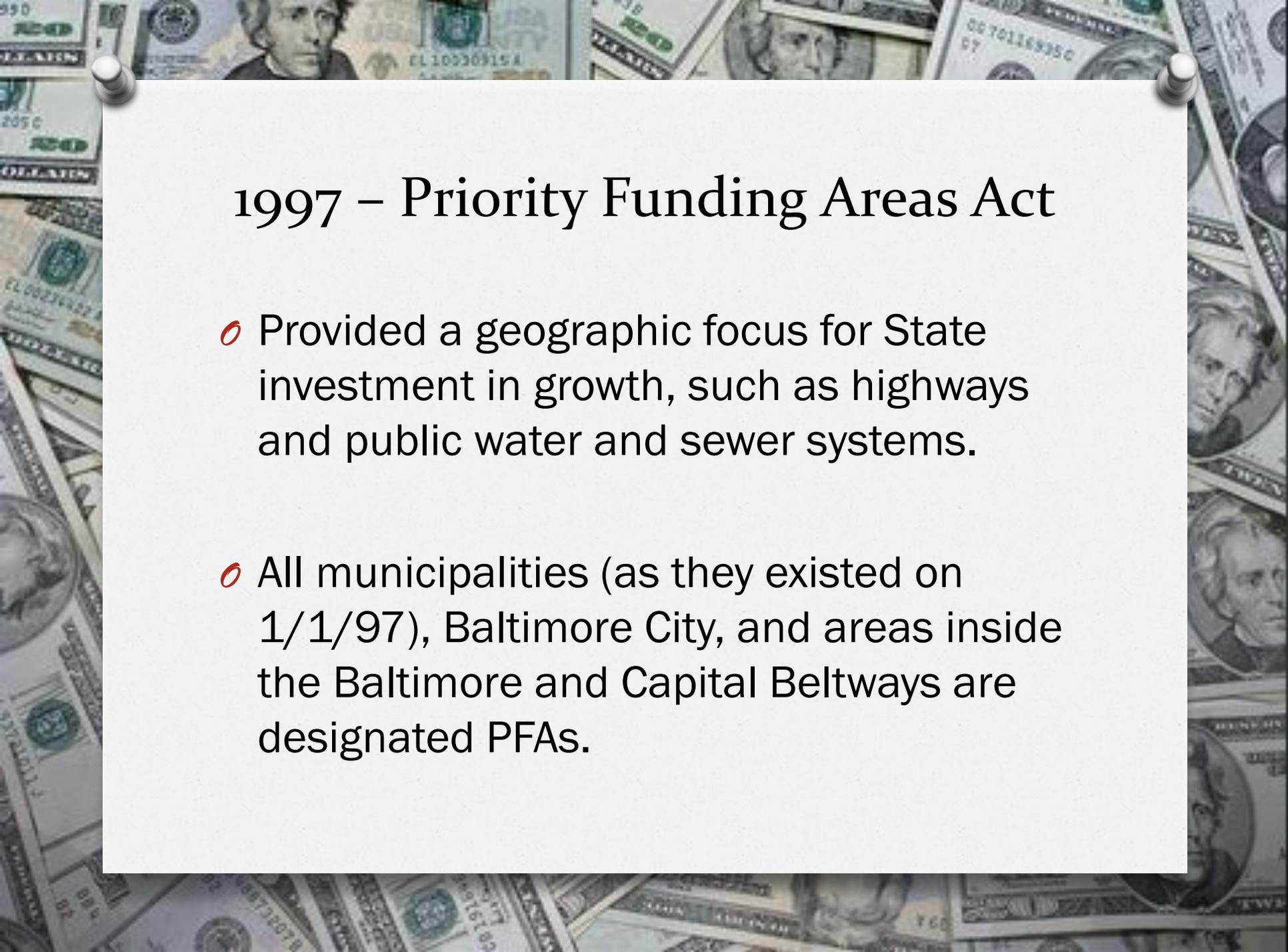
Encourage infill and redevelopment,  
keeping growth in areas with  
infrastructure to support it



The background of the slide is a collage of various US dollar bills, including \$100, \$20, and \$50 denominations, arranged in a slightly overlapping and angled manner. Two white pushpins are visible at the top corners of the white text box, suggesting the slide is pinned to a surface.

## 1992 – Economic Growth, Resource Protection, and Planning Act

- o 7 visions - focus on concentrating growth in suitable areas and protecting sensitive areas.
- o Requires local jurisdictions to address the 7 visions in their comprehensive plans.
- o Requires local jurisdictions to review, and if necessary, update their plans once every 6 years (now 10 years for some).

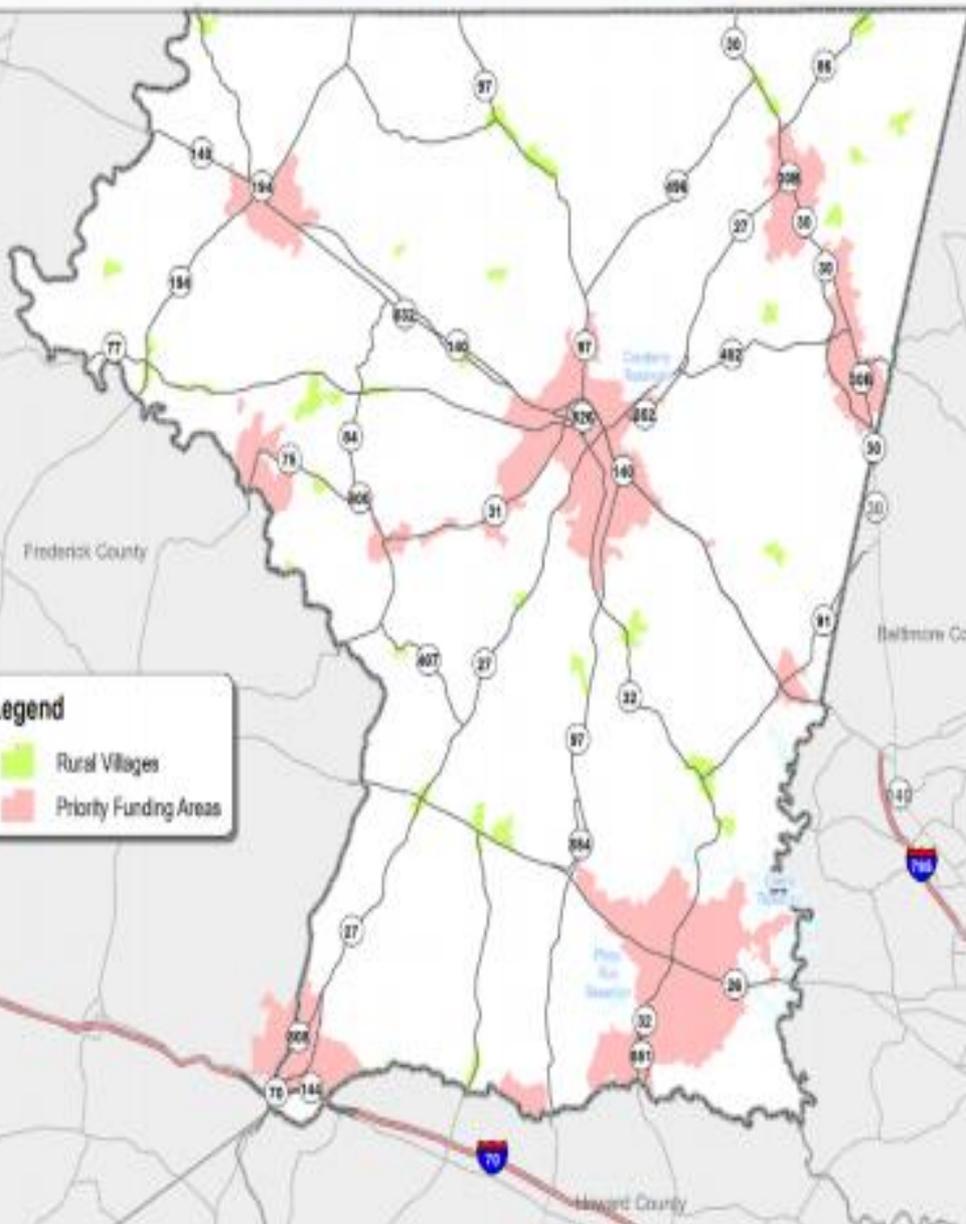
The background of the slide is a collage of various US dollar bills, including \$100, \$20, and \$50 denominations, arranged in a slightly overlapping and angled manner. Two white pushpins are visible at the top corners of the white text box, suggesting the slide is pinned to a surface.

## 1997 – Priority Funding Areas Act

- Provided a geographic focus for State investment in growth, such as highways and public water and sewer systems.
- All municipalities (as they existed on 1/1/97), Baltimore City, and areas inside the Baltimore and Capital Beltways are designated PFAs.

# Priority Funding Areas

## Carroll County Master Plan



The background of the slide is a collage of various US dollar bills, including \$100, \$20, and \$50 denominations, arranged in a slightly overlapping and angled manner. Two white pushpins are visible at the top corners of the white text box, suggesting the slide is a page from a binder or folder.

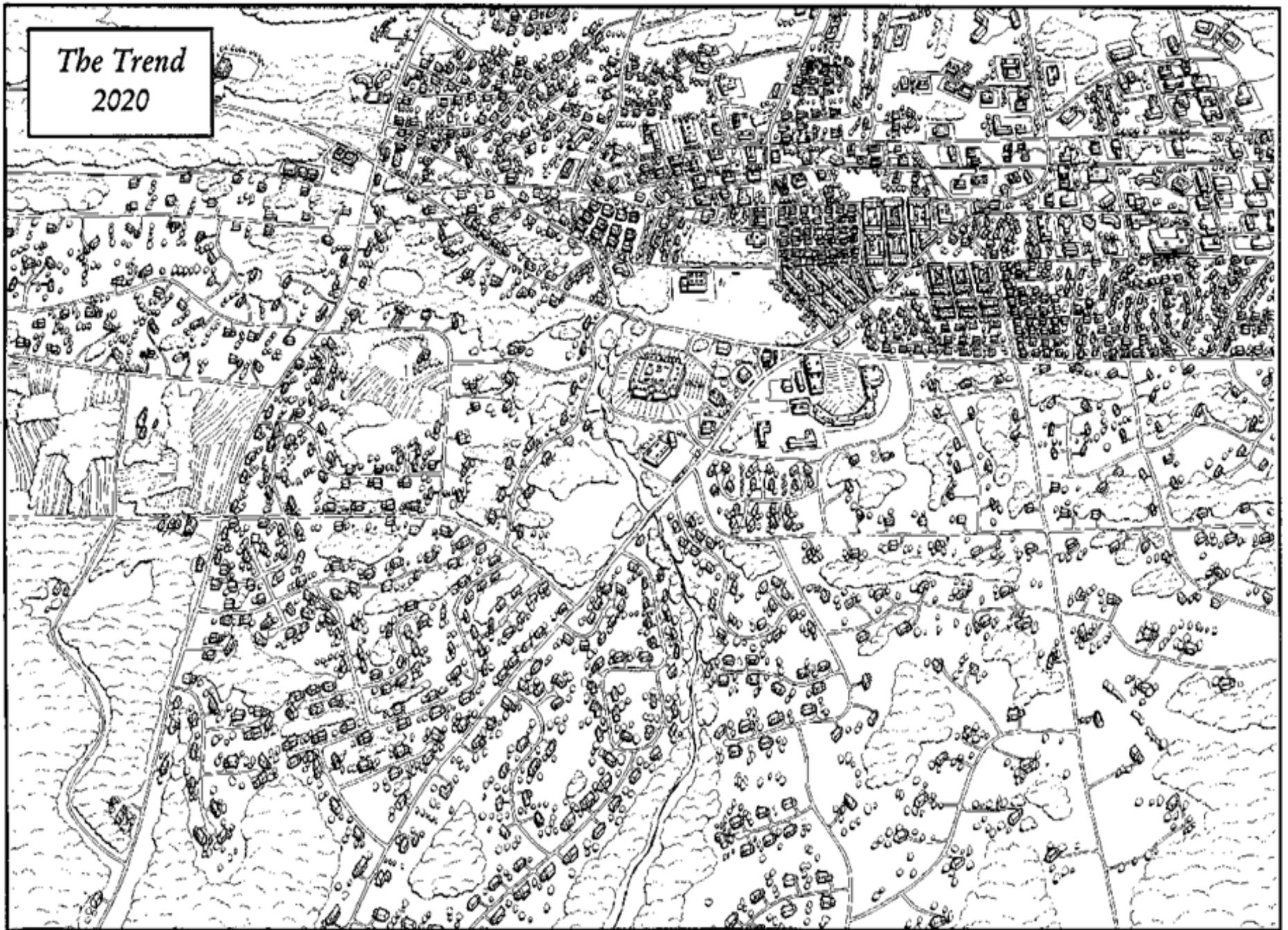
## 2009 – Smart, Green, and Growing

- o 8 visions expanded to 12 visions.
- o The visions include public participation, growth areas, environmental protection, resource conservation, and stewardship.
- o Local jurisdictions are required to include the visions in their comprehensive plan and implement them through zoning ordinances and regulations.

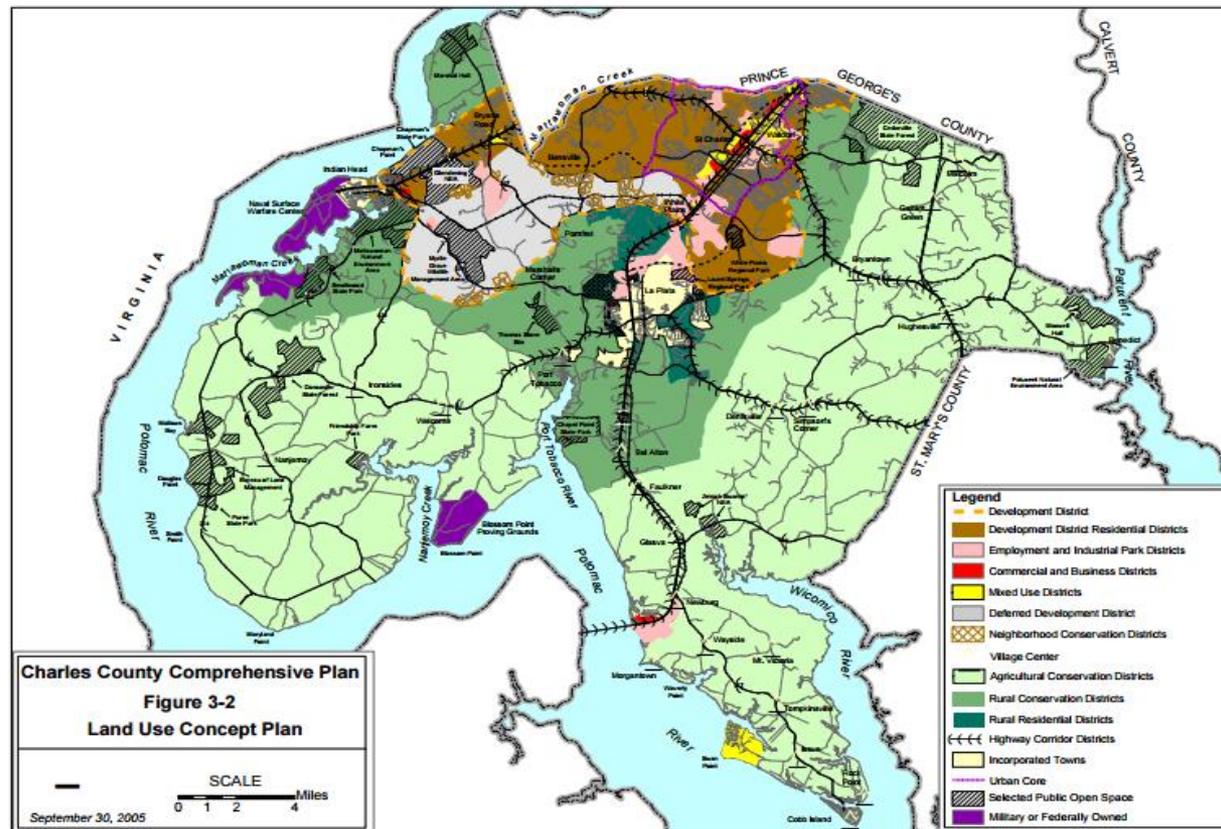
# Don't Be Fooled by the Text



*The Trend*  
2020



# Don't Be Fooled by the Map



*Land Use Map – Zoning Map Connection\**

# Land Use Plan Worcester County, MD

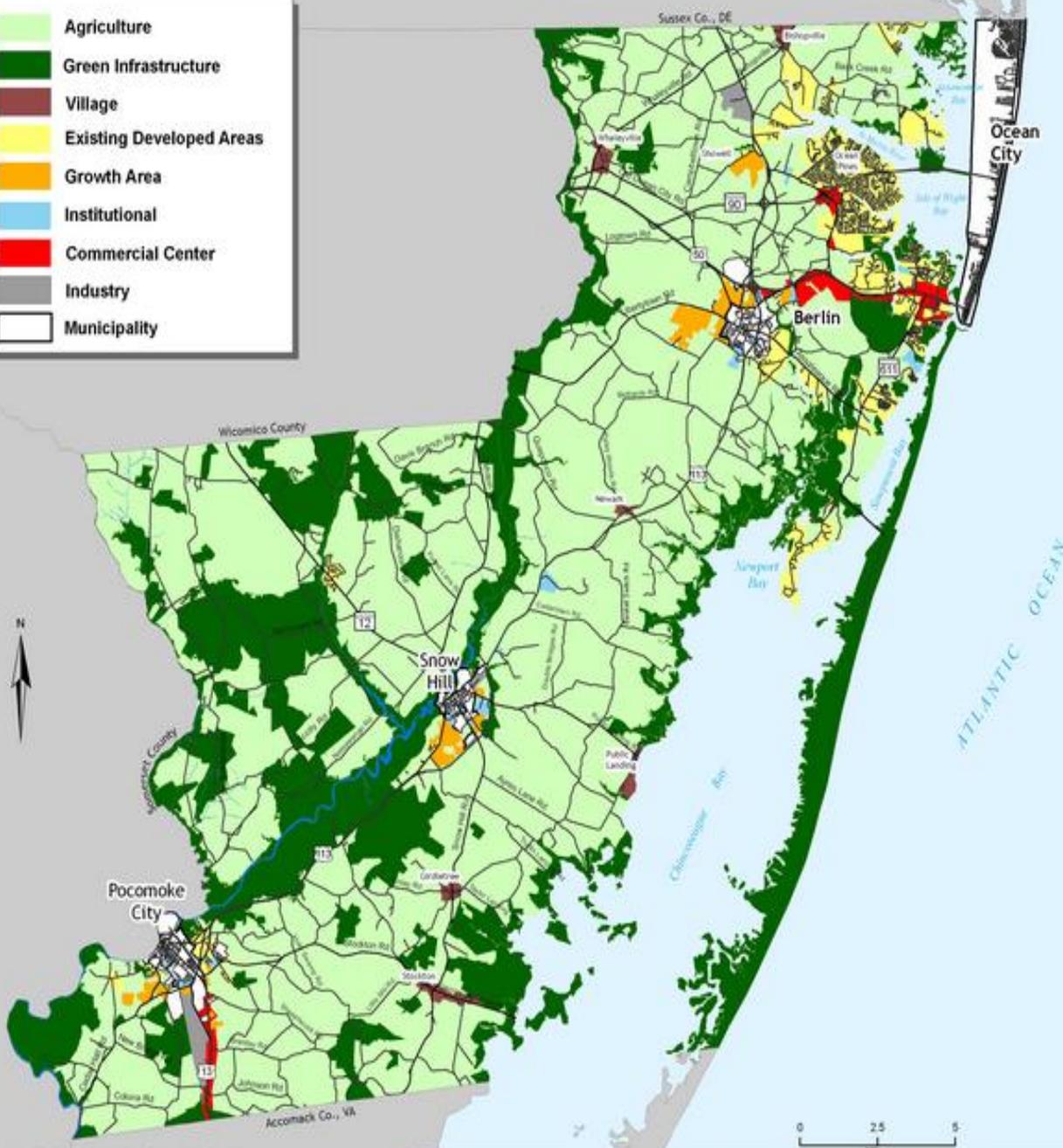
Map prepared by the Department of Comprehensive Planning, March 2006.

Source: Worcester County Department of Comprehensive Planning, March 7, 2006

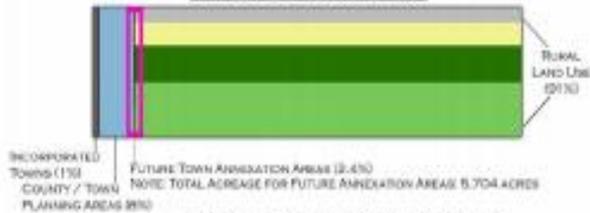
This map is intended for planning purposes only and not for regulatory use.



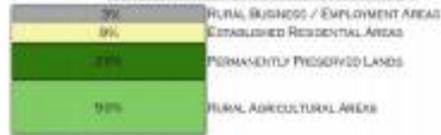
- Agriculture
- Green Infrastructure
- Village
- Existing Developed Areas
- Growth Area
- Institutional
- Commercial Center
- Industry
- Municipality



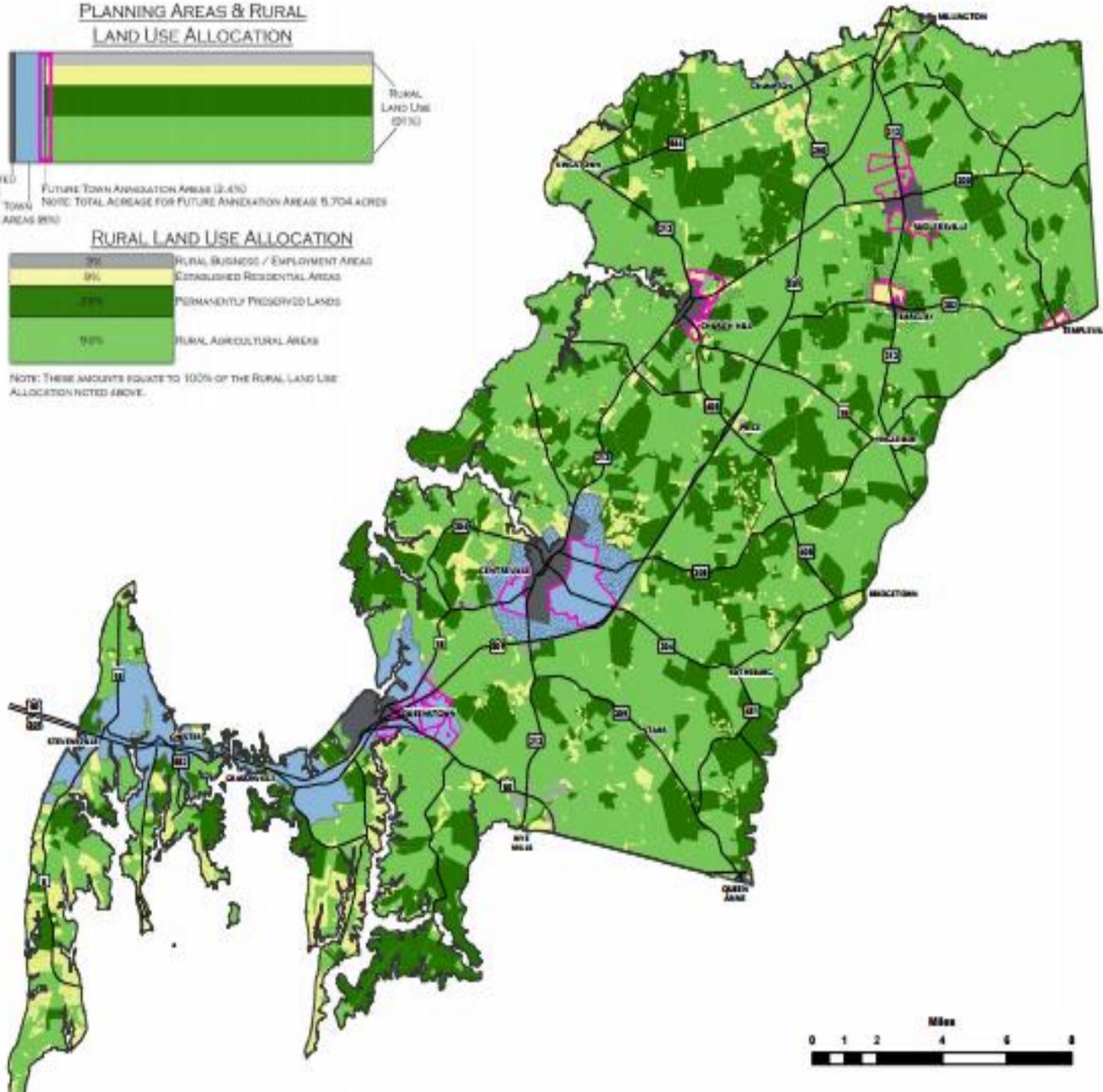
**PLANNING AREAS & RURAL  
LAND USE ALLOCATION**



**RURAL LAND USE ALLOCATION**



NOTE: THESE AMOUNTS EQUATE TO 100% OF THE RURAL LAND USE ALLOCATION NOTED ABOVE.



**QUEEN ANNE'S COUNTY  
COMPREHENSIVE PLAN UPDATE**

MARYLAND

**COMPREHENSIVE PLAN MAP:  
COUNTYWIDE LAND USE**

**Rural Land Use**

- Established Residential Areas
- Rural Business Employment Areas
- Rural Agricultural Areas
- Permanently Preserved Lands
- Greenbelts

**Planning Areas**

- County / Town Planning Areas\*
- Incorporated Towns
- Town Future Annexation Areas

NOTE:  
THIS MAP IS TO BE USED IN CONJUNCTION WITH  
THE COMPREHENSIVE PLAN TEXT AND OTHER PLAN  
MAPS.

REFER TO TABLE 1-6 FOR LAND USE ALLOCATIONS.

\*DETAILED LAND USE CLASSIFICATIONS SEE  
MAP LU-7B.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT  
OF LAND USE, GROWTH MANAGEMENT AND  
ENVIRONMENT AND MARYLAND DEPARTMENT  
OF PLANNING.

MARCH 2010



# The Comp Plan Process



# Know the Players

Elected

Appointed



# Planning Commission

- o 3, 5 or 7 citizens
- o Typically no formal planning education
- o Serve staggered terms



# Comp Plans Process

- Planning Commission recommends
- Elected officials decide
- State law requires public hearings



# A BIG Process Improvement



Pre-2015 vs. Today

# Opportunities for Involvement

- o Work Groups
- o Charrettes
- o Community Meetings
- o Workshops
- o Online Surveys
- o Public Hearings



The background of the slide is a collage of various US dollar bills, including \$100, \$20, and \$50 denominations, arranged in a slightly overlapping and angled manner. Two white pushpins are visible at the top corners of the white paper overlay.

# Implementation

- o Comprehensive Rezoning (Map) –  
Translating Land Use Categories to Zoning  
Districts
- o Ordinance Revisions – Zoning, Adequate  
Public Facilities, Forest Conservation, etc.
- o Annual Budget Process



# Partnerships



*Don't be selfish. Share comprehensive plan  
fun and excitement with your friends!*

# Crisis Mode

- o How vulnerable is the property?
- o How do you prevent something really bad?





# Thank you!

[Dru@friendsofmd.org](mailto:Dru@friendsofmd.org)

[Kim@friendsofmd.org](mailto:Kim@friendsofmd.org)

410-385-2910

